



Talbot County Board of Appeals

Revised Agenda for January 2012

01/02/12 No Meeting – Holiday

(Continued from December 19, 2011 Meeting)

Adm. Appeal: **Appeal #10-1541, Stephan H. Luethy, Margaret Barton Driggs, Joe Morris, Mark Pellerin and Allen Jay Fox, IV**
01/09/12 **(Property owned by Scan LLC)**
7:00 p.m. 6942 Schoolhouse Lane
Royal Oak, Maryland 21662
Tax Map 41, Grid 7, Parcel 19
Zone: VC (Village Center)
ADMINISTRATIVE APPEAL: Applicants have filed an administrative appeal under Sections 190-179; 70-31A; 73-17 and 164-25 of the Talbot County Code, contending that the Talbot County Planning Commission, erred by granting preliminary/final approval of a major 11 lot subdivision with a private road for Scan, LLC on May 5, 2010.

01/16/12 No Meeting - Holiday

~~01/23/12~~ **Appeal# 11-1566, Morton A. Bender and/or Angel Enterprises Limited Partnership**
 (Rescheduled for February 13, 2012)

Variance: **Appeal # 12-1572, Rehobeth Farm, LLC.**
01/23/12 8411 Beechley Road, Wittman, MD 21676
7:00 p.m. Tax Map 31, Grid 1, Parcel 139
Zone: RC (Rural Conservation) and WRC (Western Rural Conservation)
VARIANCES: Applicants, Rehobeth Farm, LLC, is requesting nine variances from certain non-tidal wetland buffer, Shoreline Development Buffer, and expanded buffer requirements and floodplain fill limitations to permit the construction of a private road right-of-way to be known as "Rehobeth Farm Lane" to access an eight-lot subdivision as follows:

- (A) Five variances to permit a total disturbance of 9,149 sq. ft. of non-tidal wetland buffer located within the Critical Area;
- (B) A variance to permit disturbance of 7,497 sq. ft. of Shoreline Development Buffer, a portion of which overlaps 25' non-tidal wetland buffer;

- (C) Two variances to permit a total disturbance of 9,262 sq. ft. of Expanded Shoreline Development Buffer consisting of non-tidal wetlands located contiguous to the Shoreline Development Buffer; and
- (D) A variance to permit the placement of more than 600 cubic yards of fill within the floodplain.

The variances requested would permit construction of Rehobeth Farm Lane in accordance with the manner and alignment required by County regulations and prior approvals by the Maryland Department of the Environment and U.S. Army Corps of Engineers. The Shoreline Development Buffer variance would permit construction of road improvements within 160' of tidal wetlands and drainage or utility improvements within 145' of tidal wetlands. With respect to each of the other setback variances, portion(s) of the applicable buffer would be reduced to 0'.

01/30/12 No Meeting - Holiday

*Meetings will be held at the Bradley Meeting Room, South Wing, Court House,
11 North Washington Street, Easton, Maryland 21601*